

SURVEY of Lot 18, SECTION 1, BEAVER CREEK, a subdivision in the J.W. Bell Survey, Abstract No. 3, Burleson County, Texas, according to the plat recorded in Volume 140, Page 380, Deed Records of Burleson County, Texas.

EASEMENTS, BUILDING LINES, AND/OR CONDITIONS OF RECORD PER GF# BC2009345

1. The following restrictive covenants of record itemized below Subject to all of the terms, conditions, restrictions, protective covenants, utility easements and a Vendor's Lien retained against said property for maintenance charge, applicable to Beaver Creek Developers, BEAVER CREEK, Section One, as shown in instrument dated May 31, 1972 and recorded in Volume 200, Page 455 of the Deed Records of Burleson County, Texas; and Commissioners' Court acceptance dated June 12, 1972, recorded in Volume 200, Page 452 of the Deed Records of Burleson County, Texas; and Plat of BEAVER CREEK, Section One, recorded June 27, 1972, in Volume 140, Pages 380 of the Deed Records of Burleson County, Texas. AFFECTS TRACT

10.e. Pipeline Easement, 50 feet in width, shown in instrument from Lee L. Denena, et ux, to Lone Star Gas Company, dated February 1, 1968, and recorded in Volume 171, Page 288 of the Deed Records of Burleson County, Texas; and in instrument executed by Lone Star Gas Company, dated March 27, 1970 in recorded in Volume 192, Page 485 of the Deed Records of Burleson County, Texas. (blanket easement) MAY AFFECT TRACTS.

10.g. Right-of-Way Easement described in instrument dated July 22, 1982, executed by Lester L. Tatum to Ferguson Crossing Pipe Line Co., recorded in Volume 290, Page 179 of the Deed Records of Burleson County, Texas. MAY AFFECT TRACT

10.h. Right-of-Way Easement described in instrument dated December 29, 1981, executed by Lester L. Tatum to Ferguson Crossing Pipe Line Company, recorded in Volume 298, Page 392 of the Deed Records of Burleson County, Texas. DOES NOT AFFECT TRACT

10.i. Right-of-Way Easement described in instrument dated April 22, 1983, executed by Lester L. Tatum to Ferguson Crossing Pipe Line Company and recorded in Volume 305, Page 559 of the Deed Records of Burleson County, Texas. MAY AFFECT TRACT

10.j. Right-of-Way Agreement dated July 30, 1990, executed by Lester L. Tatum and Ferguson Crossing Pipe Line Company recorded in Volume 401, Page 808 of the Deed Records of Burleson County, Texas. DOES NOT AFFECT TRACT

10.n. Amended Notice to Seller and Purchasers of Real Estate situated in Beaver Creek Water Control and Improvement District No. 1, recorded in Volume 766, Page 421; Volume 783, Page 370; Volume 814, Page 339; Volume 844, Page 612; Volume 1020, Page 814; Volume 1066, Page 540; Volume 1114, Page 483 and Volume 1164, Page 37, all of the Official Public Records of Burleson County, Texas. NOT A SURVEYING MATTER

10.p. Building set back lines shown on plat recorded in Volume 140, Page 380 of the Deed Records of Burleson County, Texas AFFECTS TRACT

10.r. Easement dated January 31, 1972, from Lester L. Tatum to Bluebonnet Electric Cooperative, Inc., recorded in Volume 196, Page 296 of the Deed Records of Burleson County, Texas. AFFECTS TRACT

**NOTES:**

- 1) EASEMENTS, BUILDING LINES, AND/OR CONDITIONS OF RECORDS AS PER GF# BC2009345 AS PROVIDED BY SOUTHLAND TITLE.
- 2) BEARING BASIS: LAMBERT CONFORMAL PROJECTION, GRID NORTH. UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83
- 3) THE PLAT OF BEAVER CREEK, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 140, PAGE 380, DRBCT IS NOT LEGIBLE. BOUNDARY LINES SHOWN HEREON AS PER EVIDENCE FOUND IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED AND, A PORTION OF THE RECORD SUBDIVISION PLAT AS PROVIDED BY BCAD AND FROM A SURVEY OF LOT 17 NW, OF SAID SUBDIVISION AS PERPARED BY KENNETH E. SAVOY R.P.L.S. 5730 WITH PAYNE LAND SURVEYING

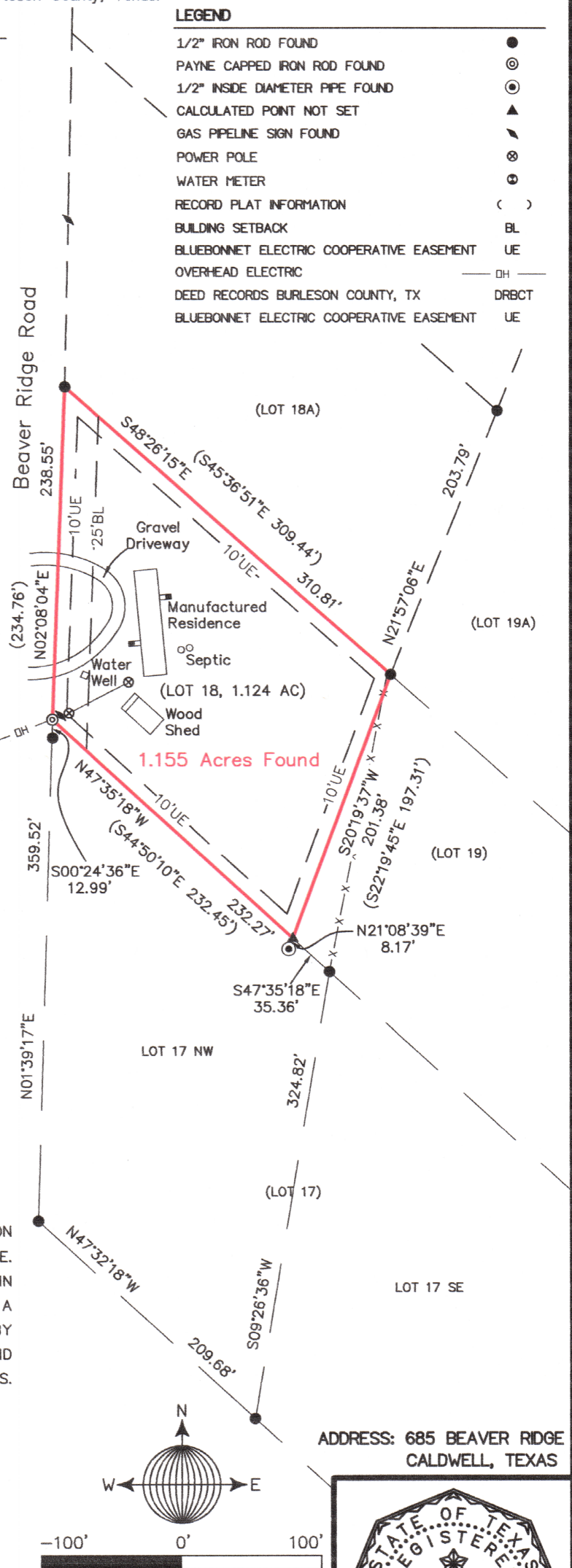
**SURVEYORS CERTIFICATION:**

TO THE OWNER, LIENHOLDER, AND TITLE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

DRAWING NAME: WA2365-2020.DWG

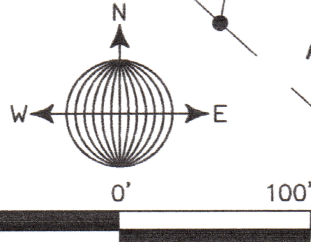
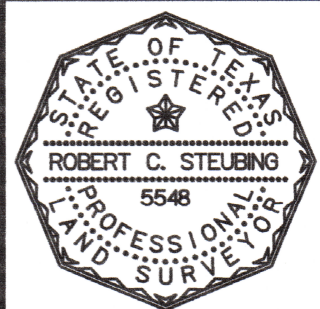
**LEGEND**

1/2" IRON ROD FOUND	●
PAYNE CAPPED IRON ROD FOUND	⊙
1/2" INSIDE DIAMETER PIPE FOUND	⊗
CALCULATED POINT NOT SET	▲
GAS PIPELINE SIGN FOUND	⚡
POWER POLE	⊗
WATER METER	⊙
RECORD PLAT INFORMATION	( )
BUILDING SETBACK	BL
BLUEBONNET ELECTRIC COOPERATIVE EASEMENT	UE
OVERHEAD ELECTRIC	OH
DEED RECORDS BURLESON COUNTY, TX	DRBCT
BLUEBONNET ELECTRIC COOPERATIVE EASEMENT	UE



525 TAHITIAN DRIVE  
BASTROP, TEXAS 78602  
PH# (512) 585-1388

TX BOARD PROFESSIONAL ENGINEERS AND LAND SURVEYORS FIRM# 10194596  
*Robert C. Steubing* 06/16/2020  
ROBERT C. STEUBING DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548



ADDRESS: 685 BEAVER RIDGE  
CALDWELL, TEXAS